

Exhibit A
1309 - 1315 Clifton Street NW
Application for Planned Unit Development
Plan Updates and Supplemental Information
February 8, 2016



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DEVELOPMENT GROUP

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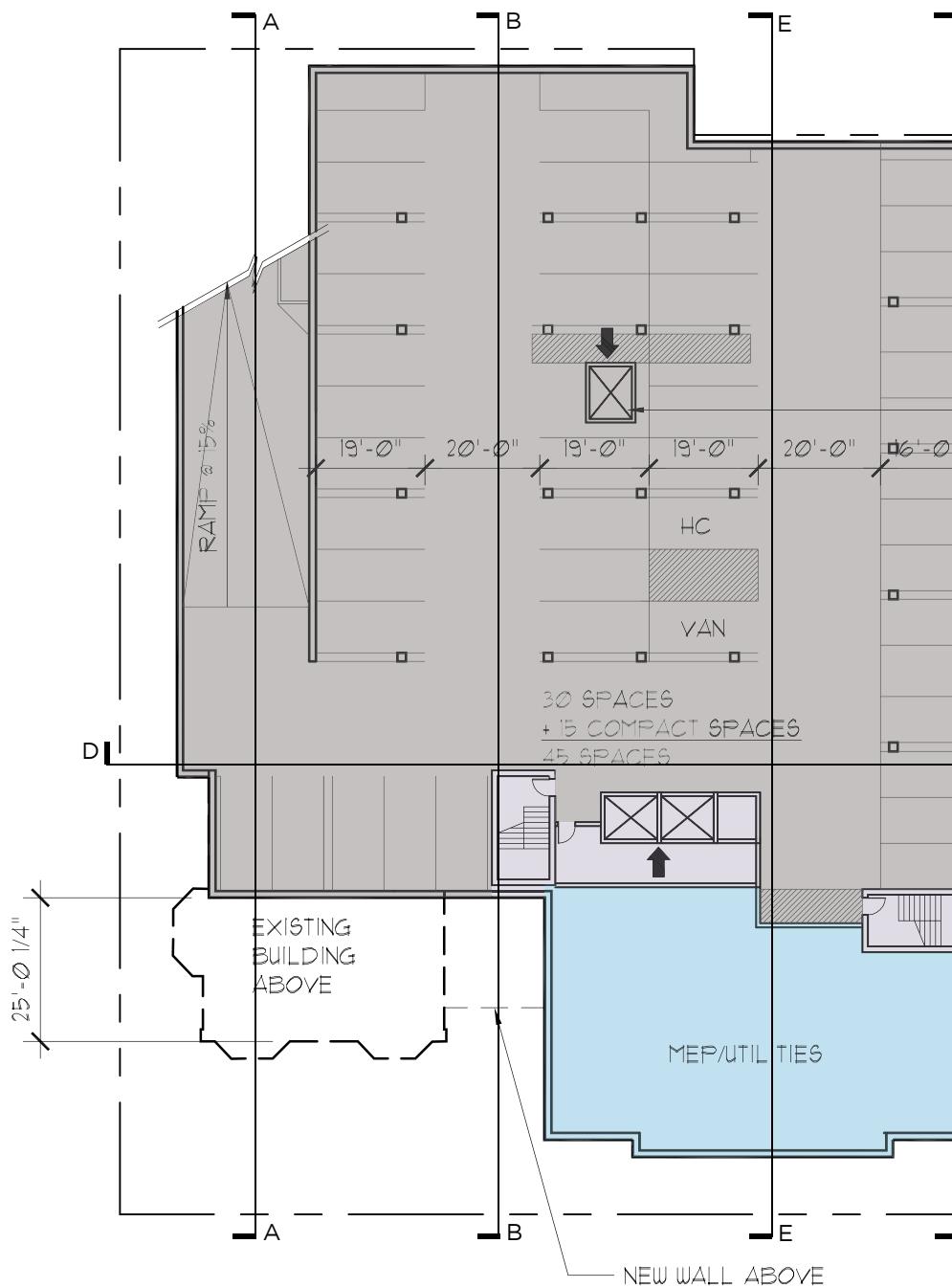
1315 Clifton Street NW

Washington, DC

ZONING COMMISSION
District of Columbia

CASE NO.15-03
February 8, 2016
EXHIBIT NO.59A

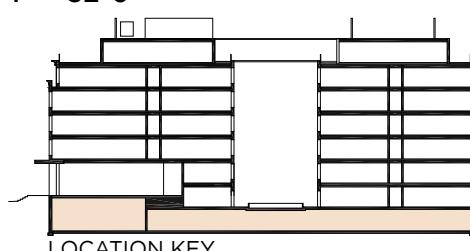
PUBLIC ALLEY



CLIFTON STREET NW

CELLAR/GARAGE PLAN

1" = 32'-0"

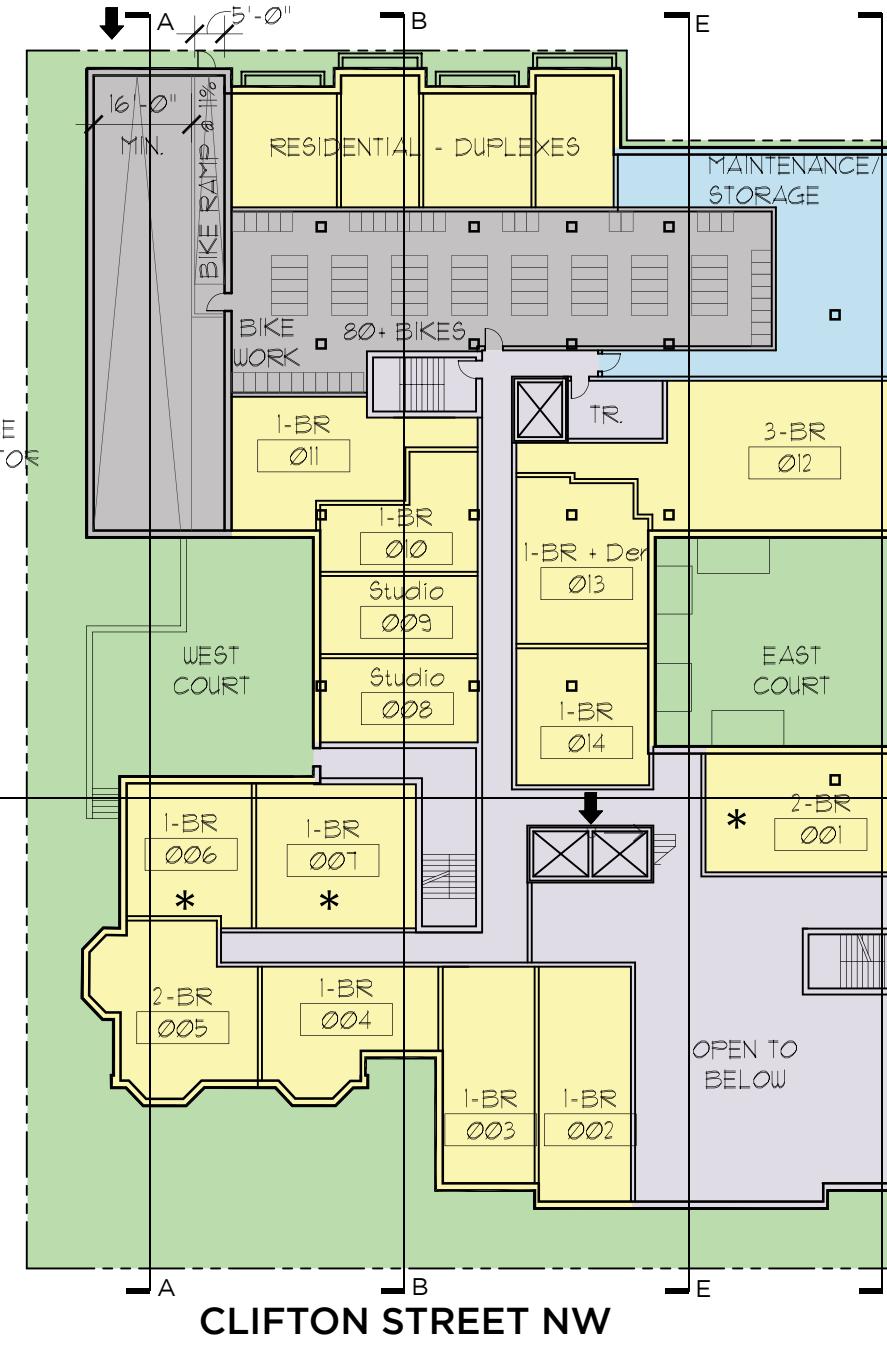


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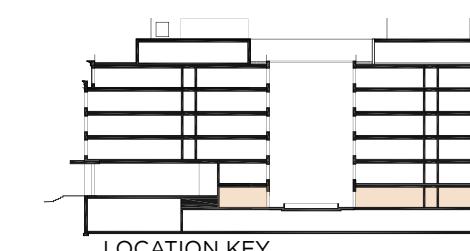
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LOWER LEVEL FLOOR PLAN (O)

1" = 32'-0"



NOTES:

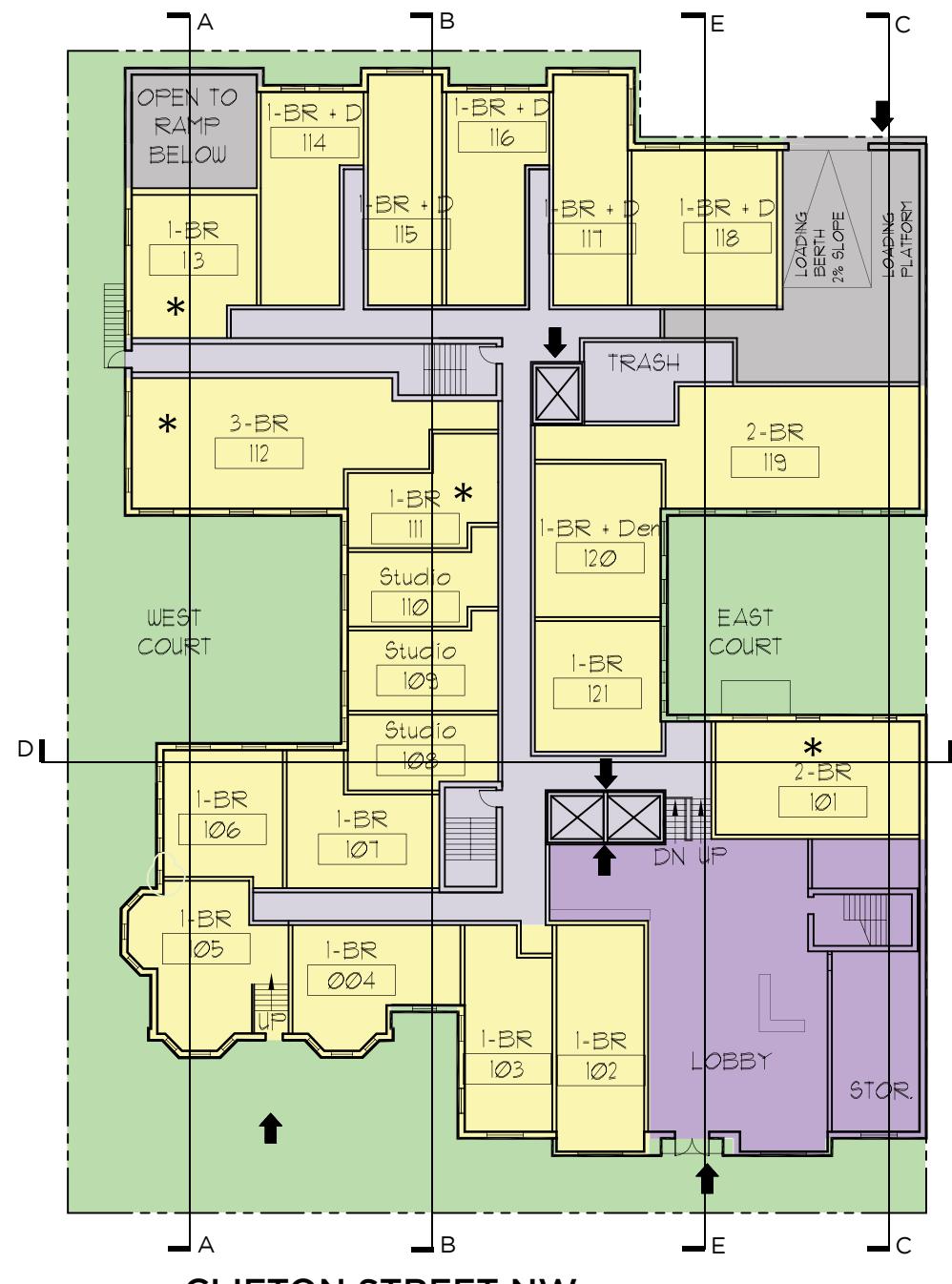
INTERIOR LAYOUTS SHOWN ON BUILDING PLANS ARE SCHEMATIC. THOUGH CHANGES TO THESE LAYOUTS MAY OCCUR, THEY WILL NOT SIGNIFICANTLY IMPACT THE EXTERIOR ENVELOPE OF THE BUILDING.

* INDICATES INCLUSIONARY UNIT. INCLUSIONARY UNIT LOCATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY CHANGE UPON FINAL DESIGN.

0' 16' 32' 64'



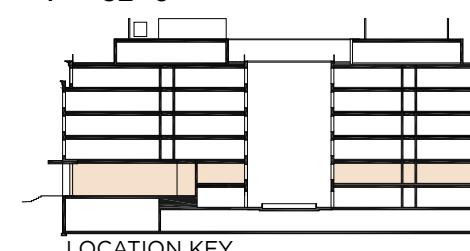
PUBLIC ALLEY



CLIFTON STREET NW

GROUND FLOOR PLAN (1)

1" = 32'-0"



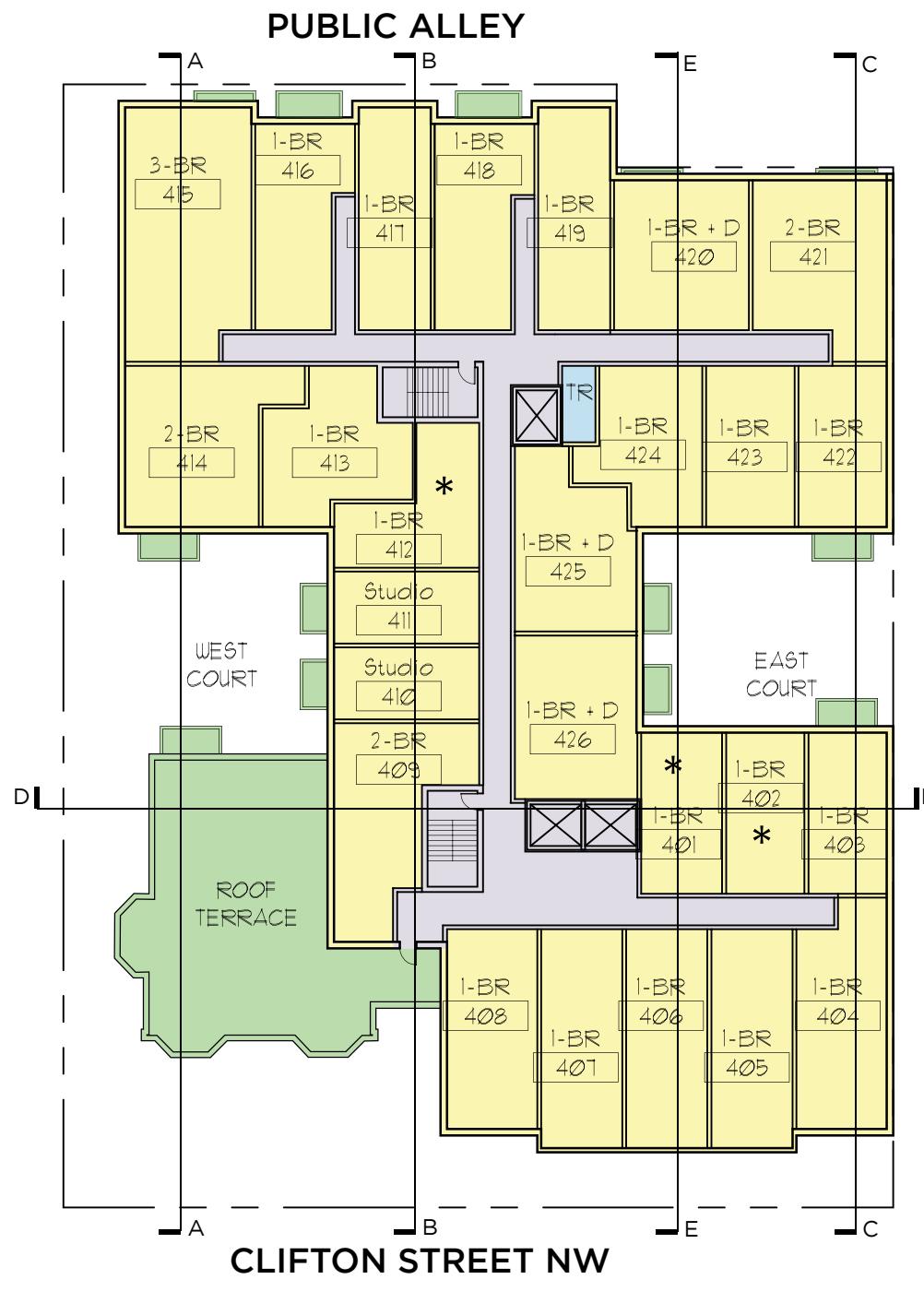
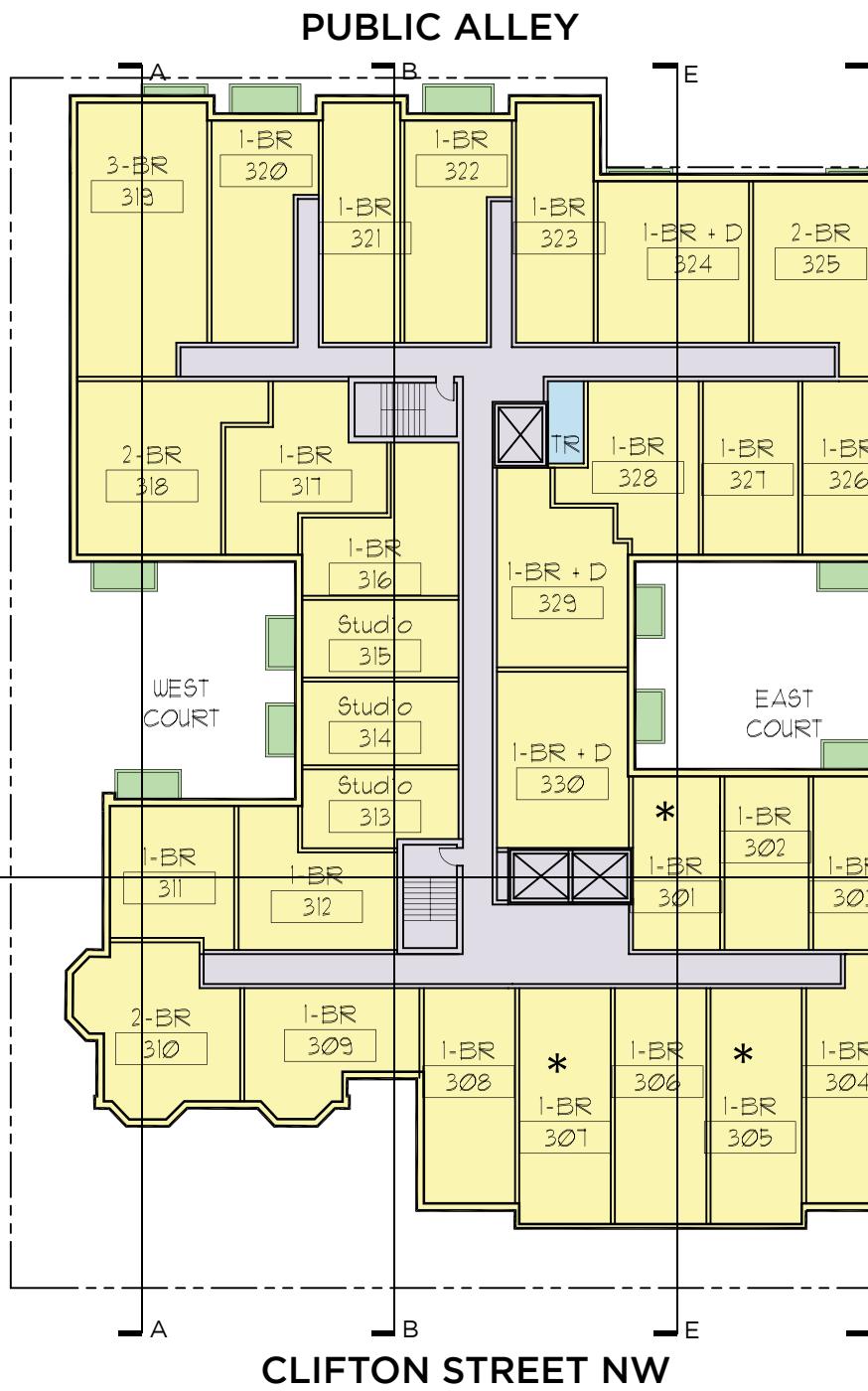
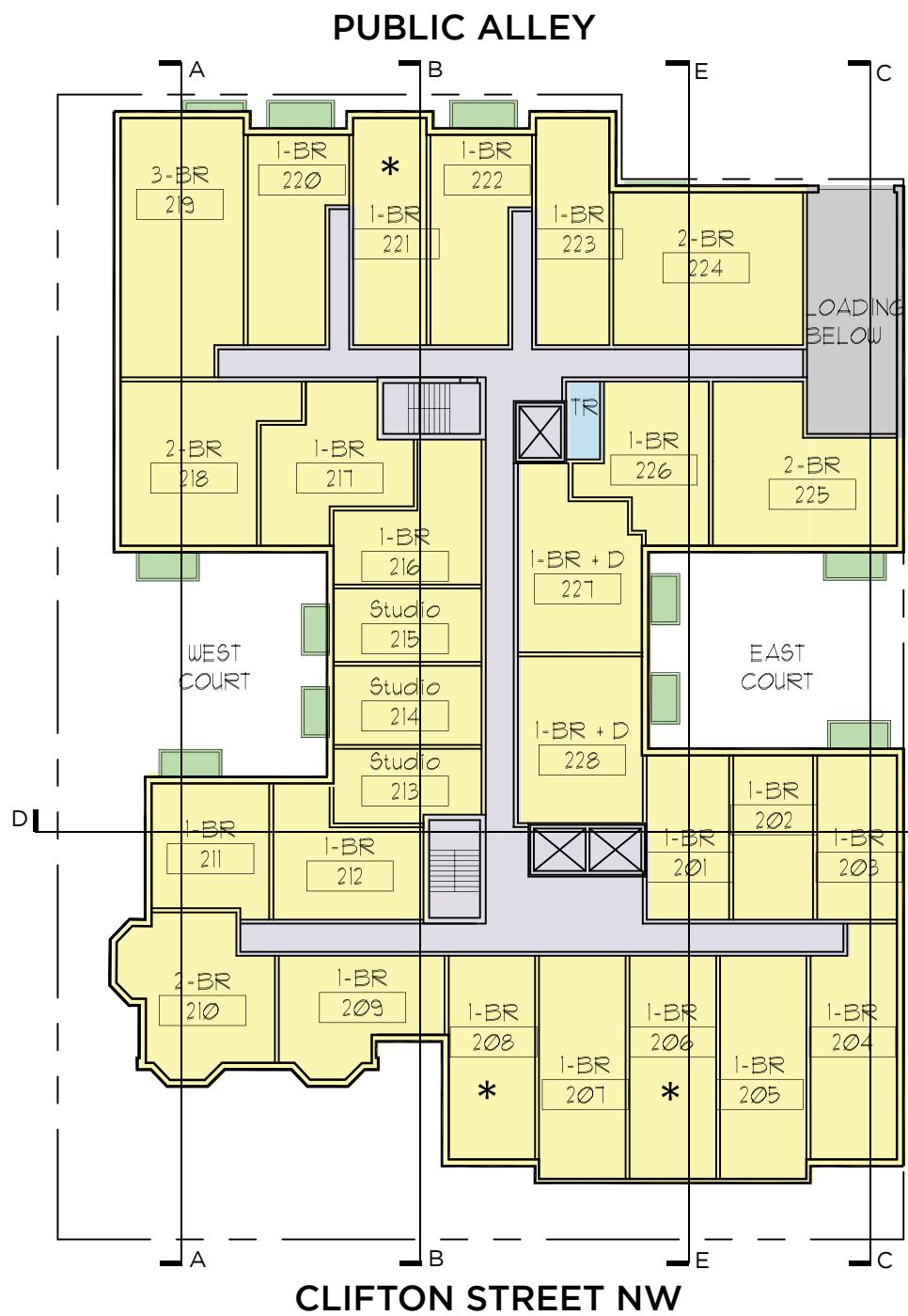
- RESIDENTIAL
- CIRCULATION
- COMMUNITY
- MEP
- PARKING/BIKES/LOADING
- LANDSCAPE

Proposed Floor Plans
1315 Clifton Street NW

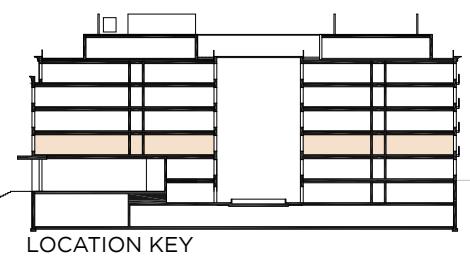
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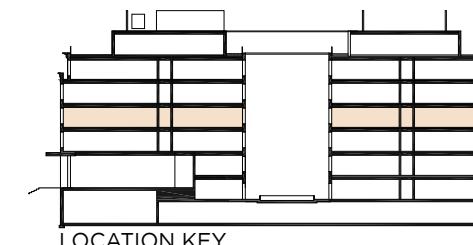
February 8, 2016



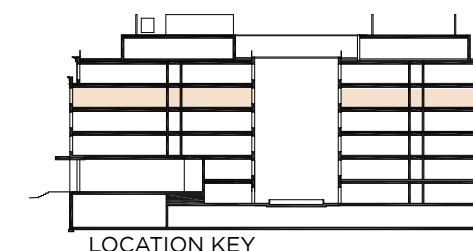
2nd FLOOR PLAN
1" = 32'-0"



3rd FLOOR PLAN
1" = 32'-0"



4th FLOOR PLAN
1" = 32'-0"



NOTES:

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0' 16' 32' 64'



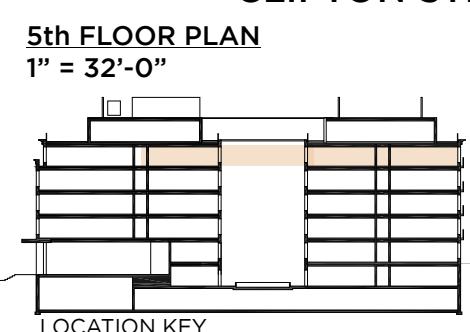
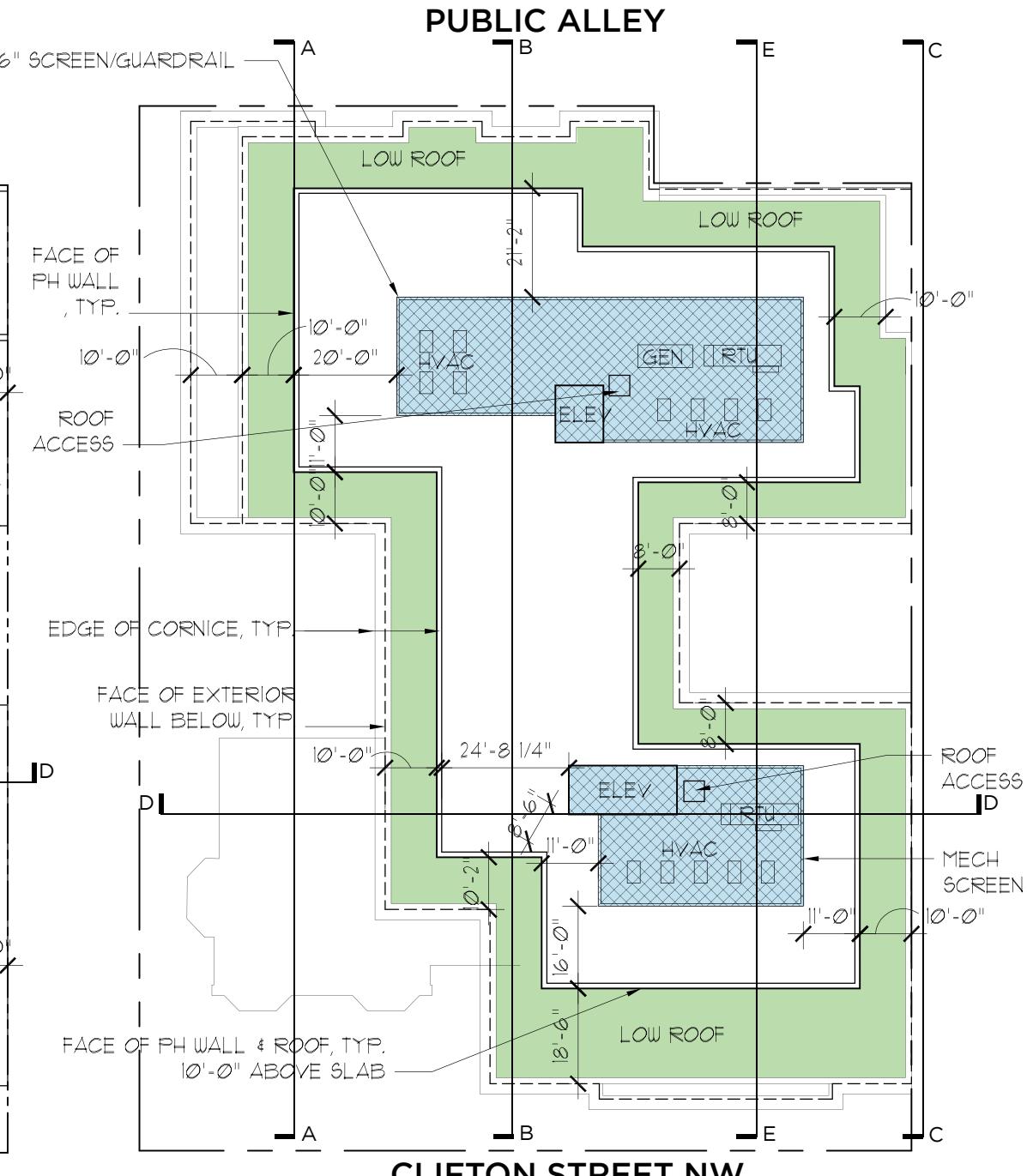
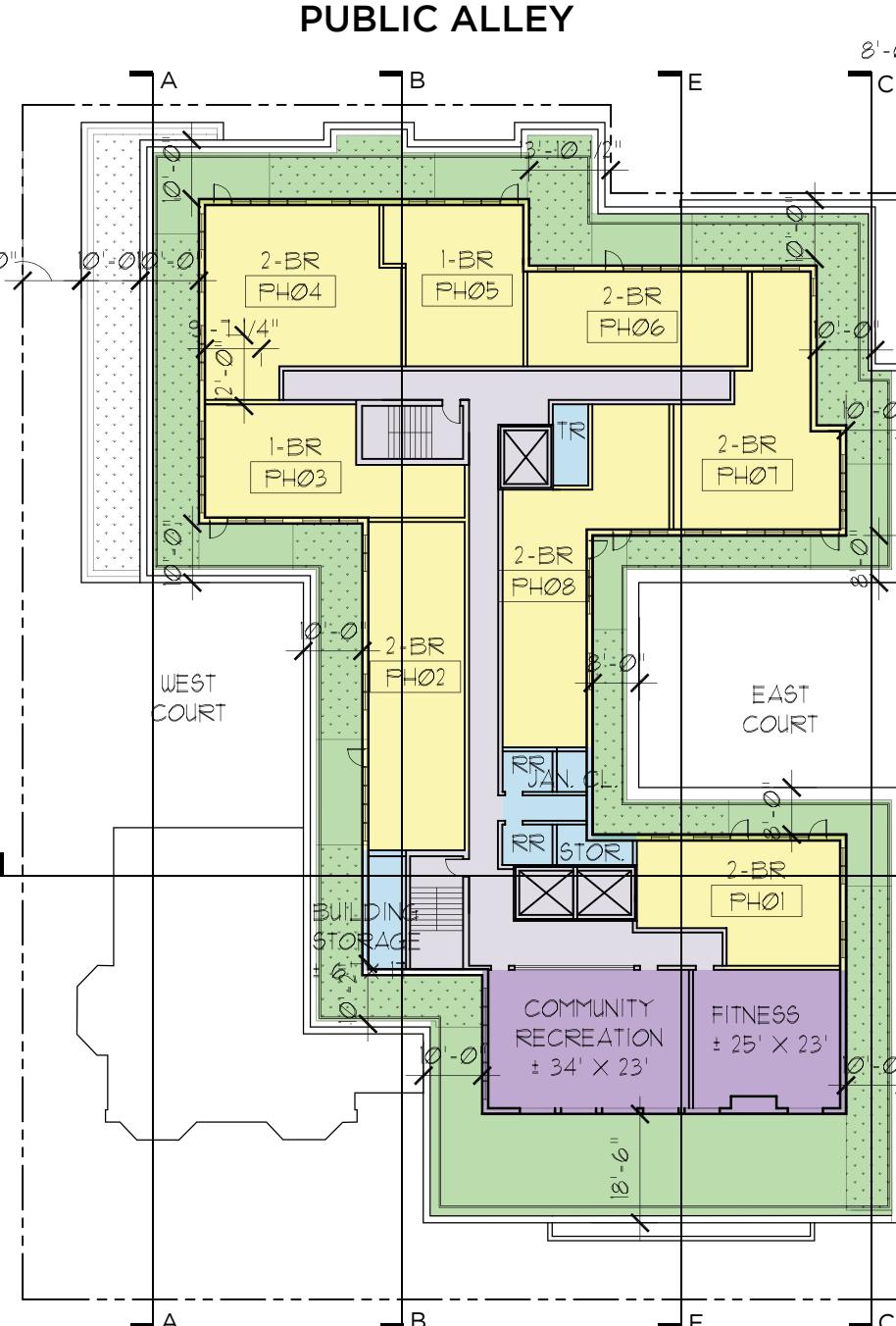
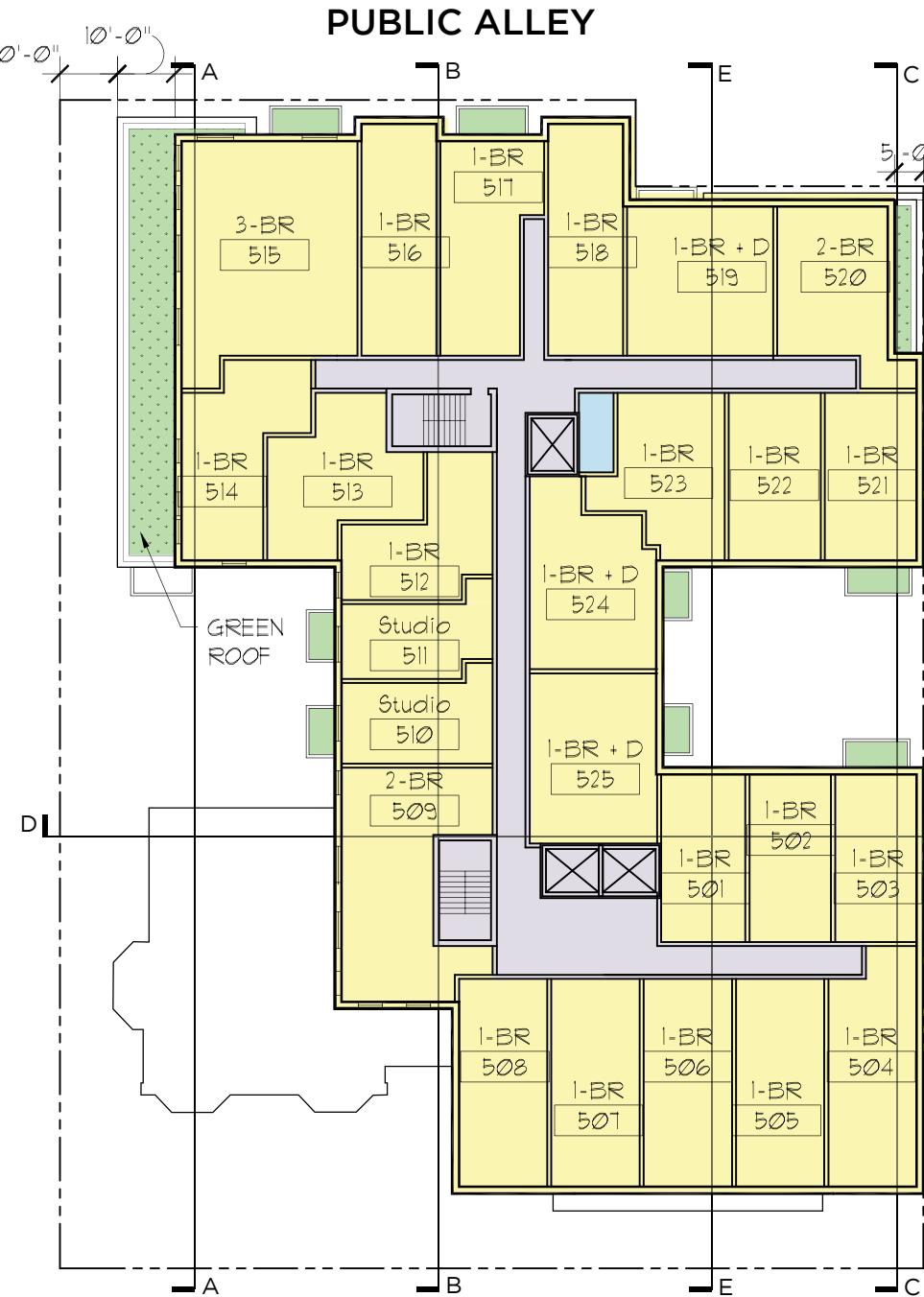
Proposed Floor Plans
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- COMMUNITY
- MEP
- PARKING/BIKES/LOADING
- LANDSCAPE

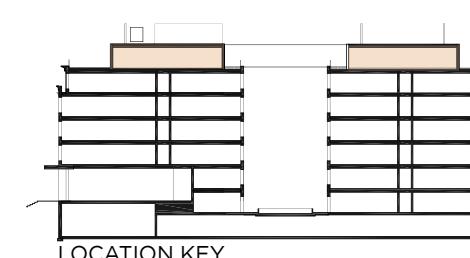


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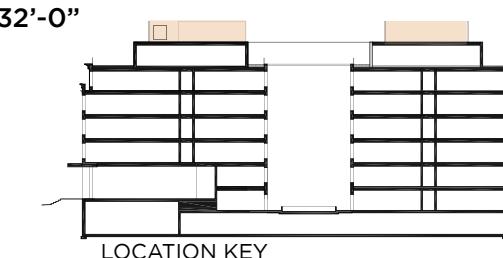
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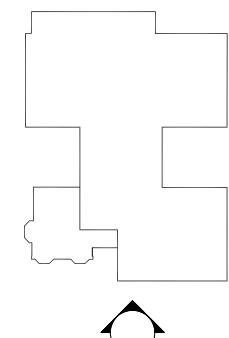
PENTHOUSE FLOOR PLAN
1" = 32'-0"



ROOF PLAN
1" = 32'-0"



	RESIDENTIAL
	CIRCULATION
	COMMUNITY
	MEP
	PARKING/BIKES/LOADING
	LANDSCAPE





NORTH ELEVATION
1" = 16'-0"

0' 8' 16' 32'

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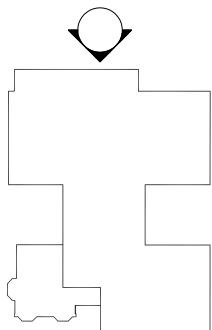
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Building Elevations
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Washington, DC

February 8, 2016

LOCATION PLAN





EAST ELEVATION
1" = 16'-0"

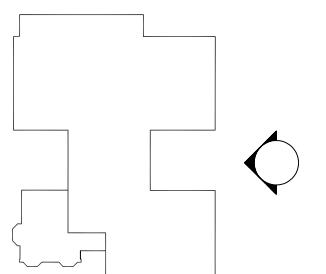
0' 8' 16' 32'

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LOCATION PLAN



Building Elevations
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WEST ELEVATION
1" = 16'-0"

0' 8' 16' 32'

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Building Elevations
1315 Clifton Street NW

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LOCATION PLAN

February 8, 2016

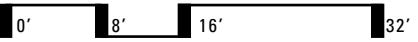


NORTH COURT ELEVATIONS
1" = 16'-0"



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Building Elevations

1315 Clifton Street NW

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1315 Clifton Street NW

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LOCATION PLAN

February 8, 2016



SOUTH COURT ELEVATIONS
1" = 16'-0"

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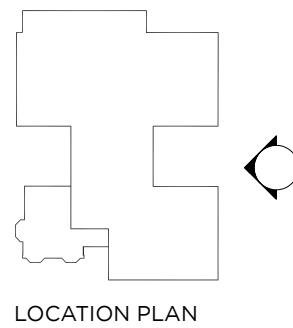
LOCATION PLAN

Building Elevations
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Proposed Alley View from NW
1315 Clifton Street NW

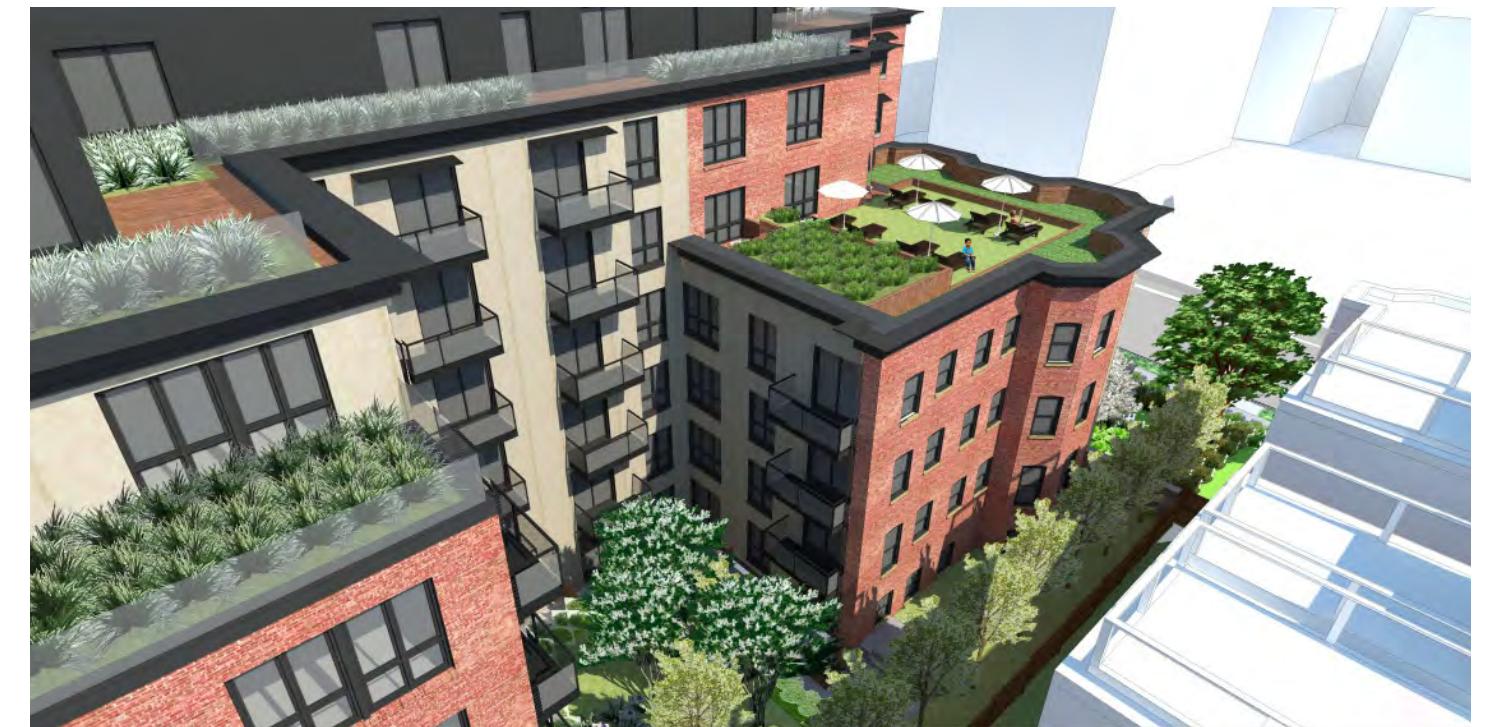
A-25

Washington, DC

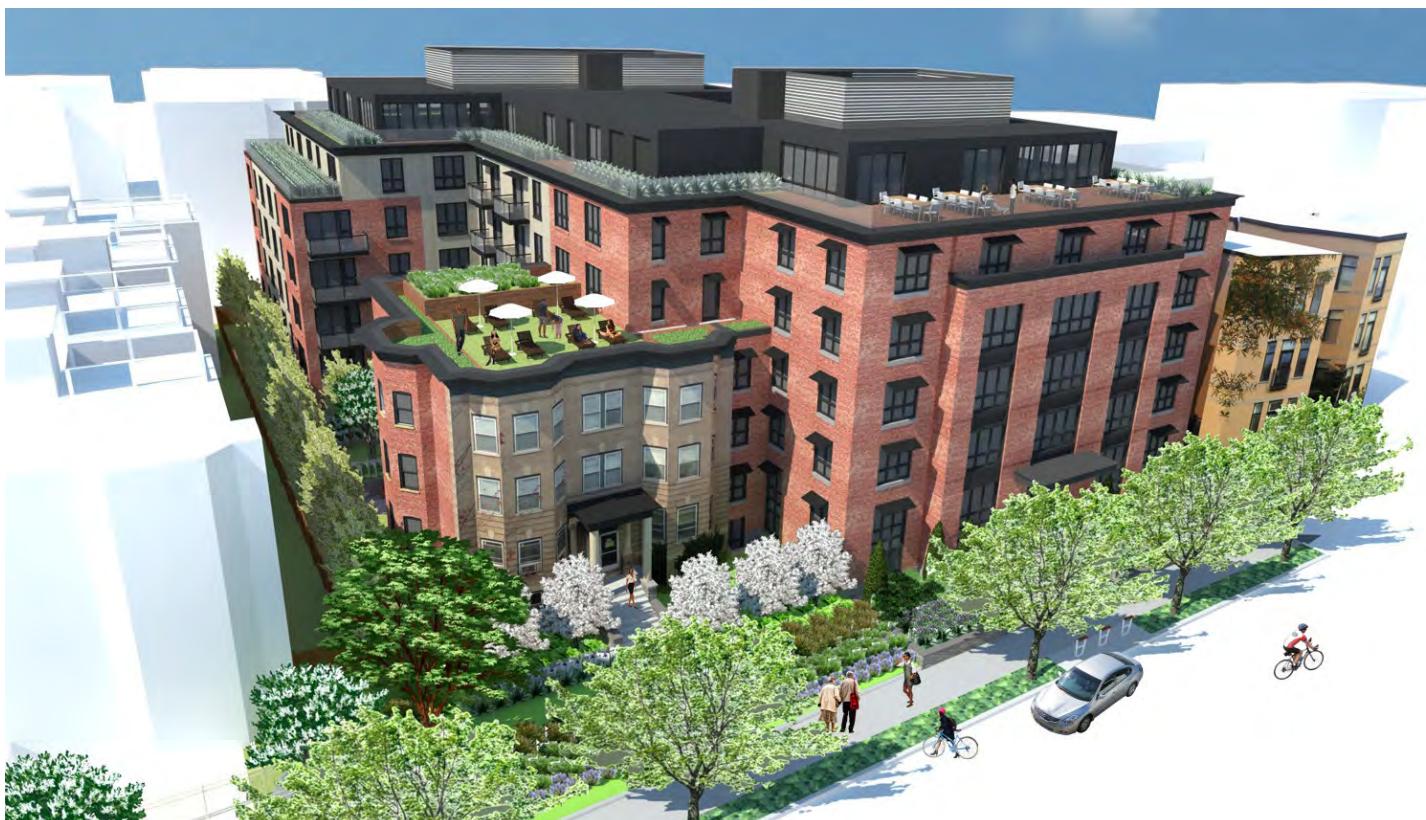
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ENTRANCE VIEW FROM STREET



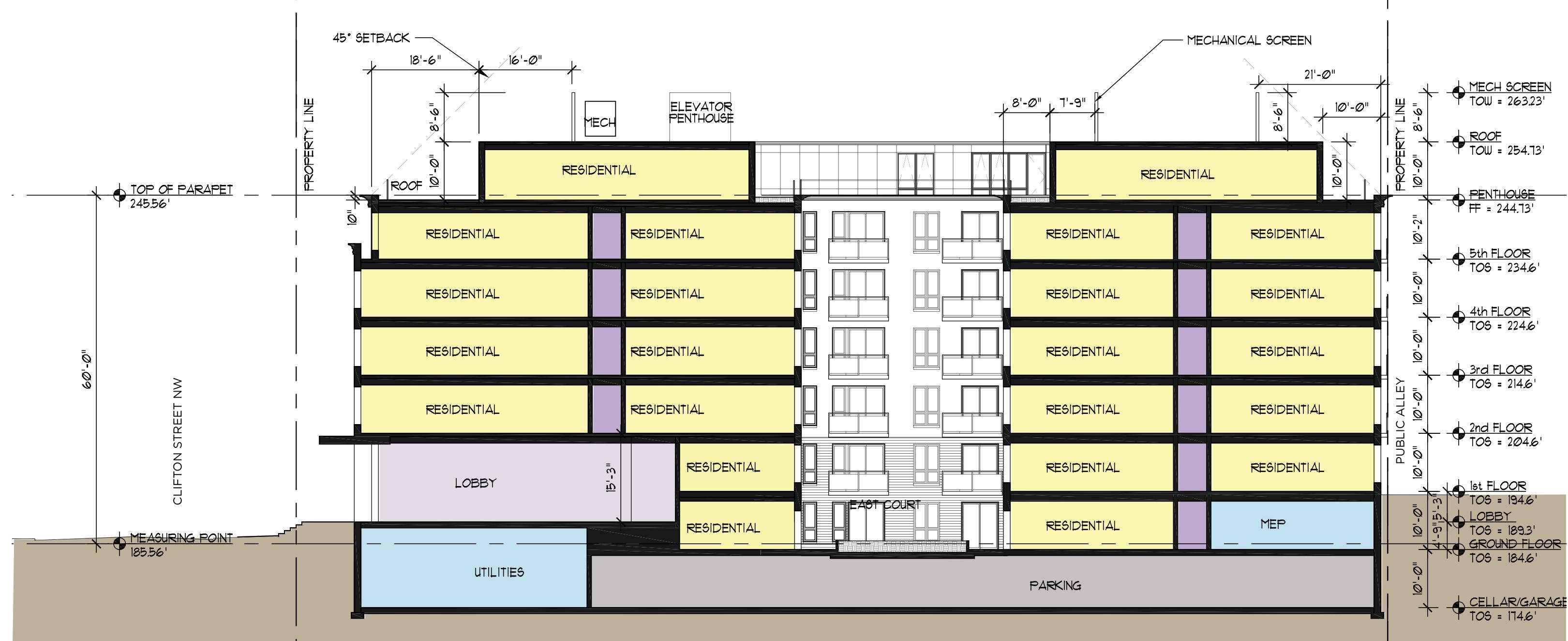
VIEW OF WEST COURT AND ROOF TERRACE FROM ADJACENT BUILDING



BUILDING AXONOMETRIC VIEW



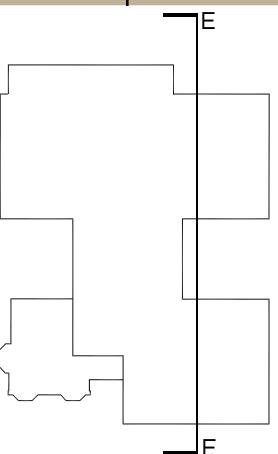
ALLEY PERSPECTIVE VIEW



SECTION E-E



Proposed Detail Building Section 1315 Clifton Street NW



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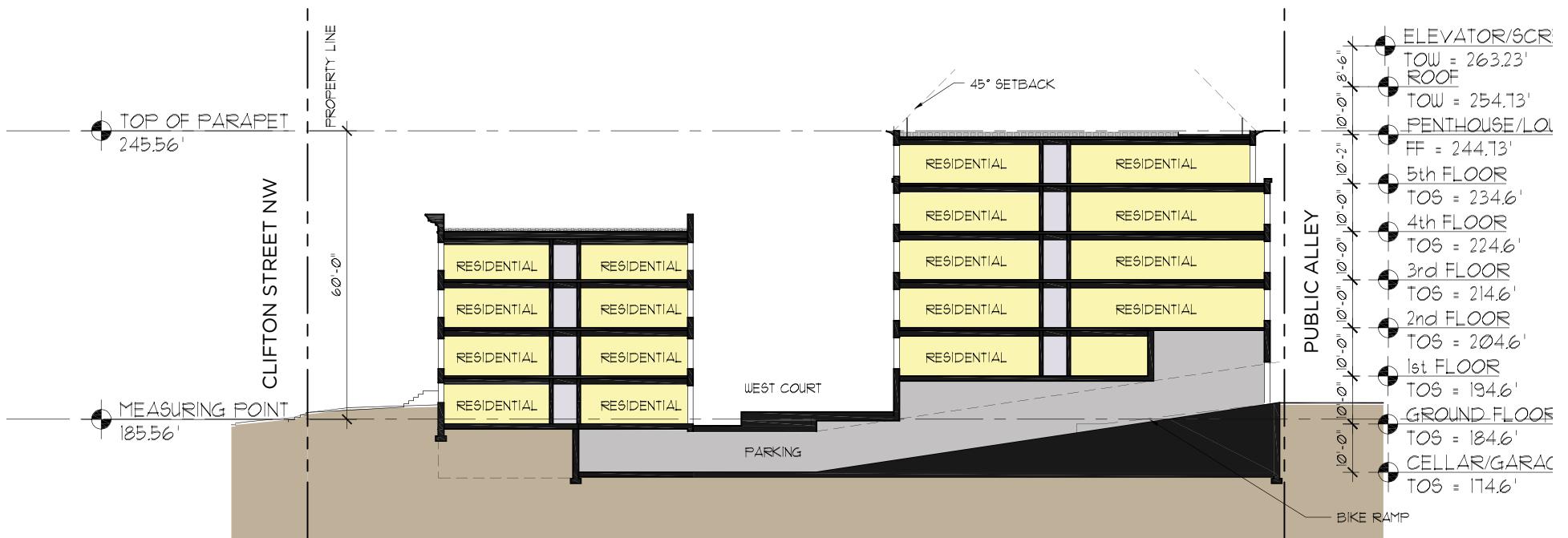
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0' 8' 16' 32'

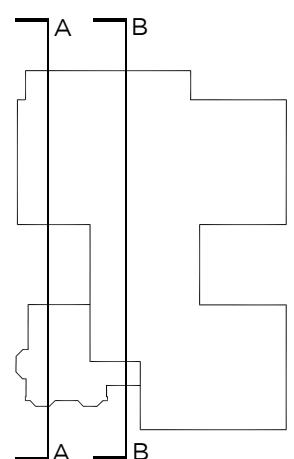
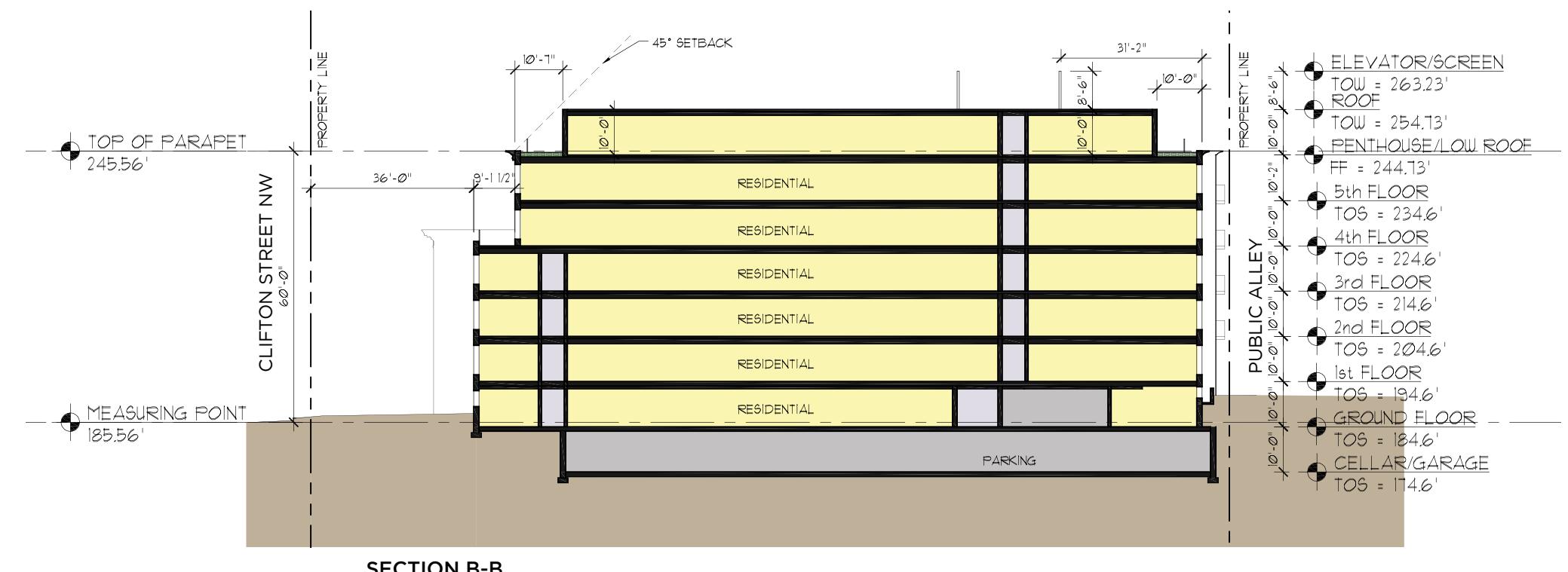
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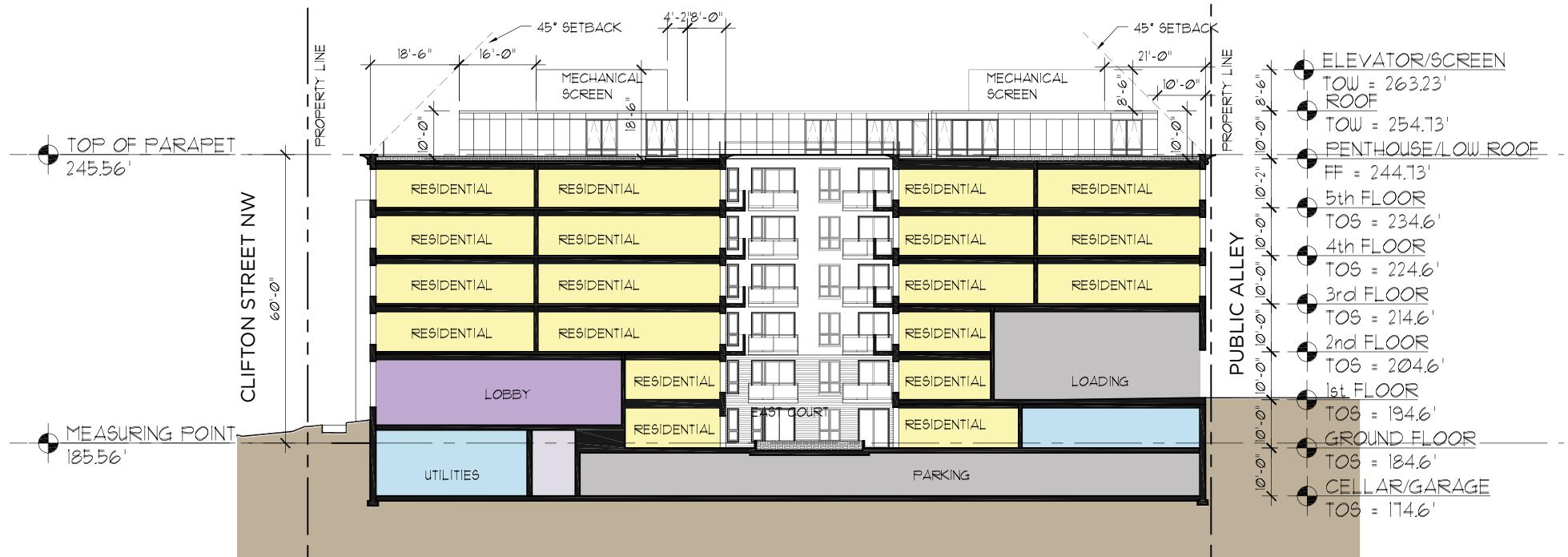
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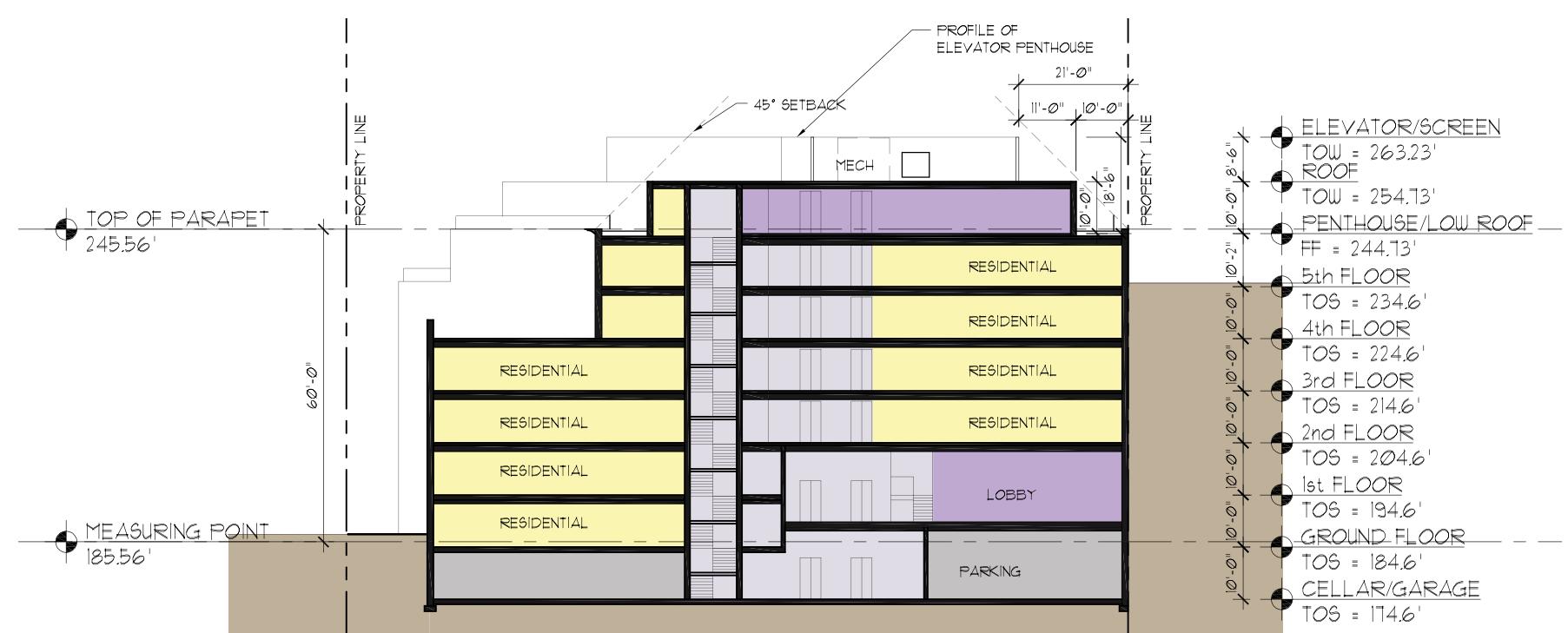


RESIDENTIAL
CIRCULATION
COMMUNITY
MEP
PARKING/BIKES/
LOADING
LANDSCAPE





SECTION C-C



SECTION D-D

0' 16' 32' 64'

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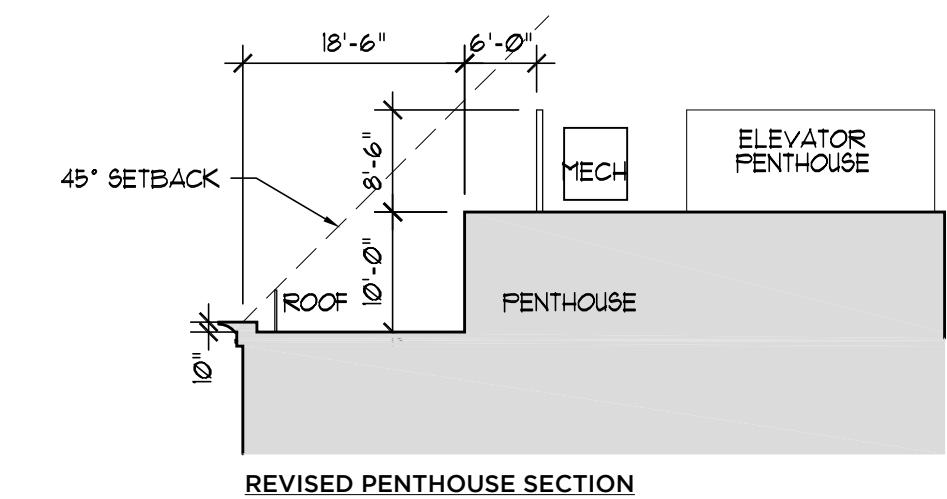
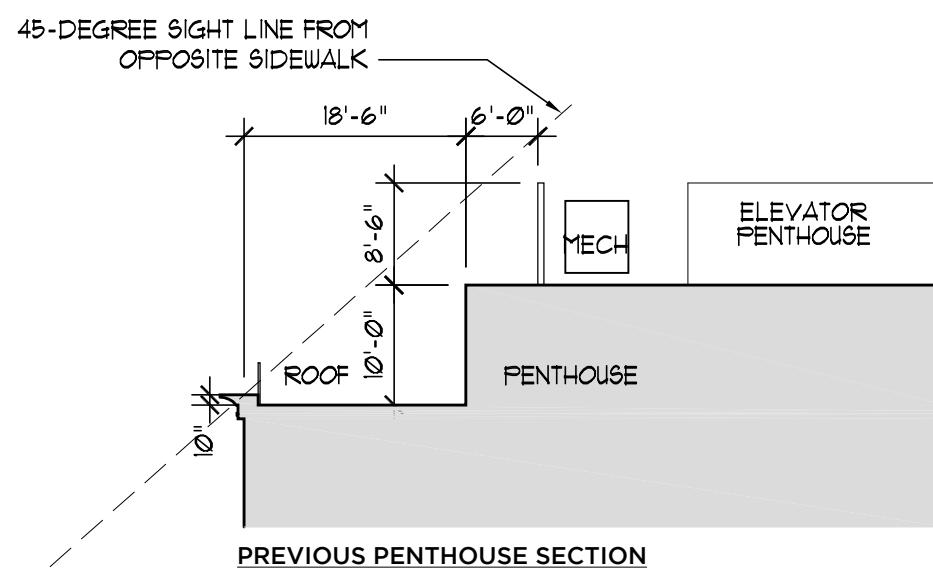
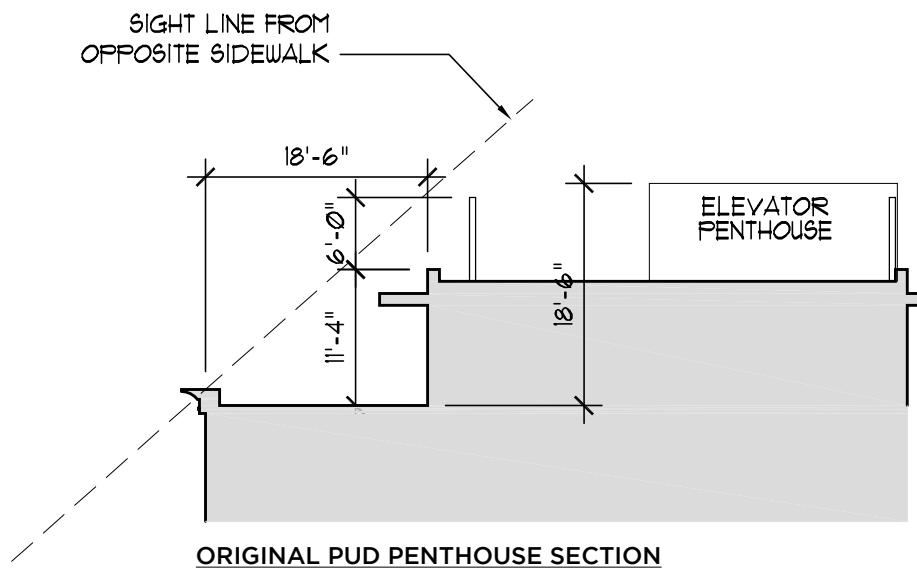
Proposed Building Sections

1315 Clifton Street NW

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February 8, 2016





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Proposed Clifton St. View from SE
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Previous Massing View 1



Previous Massing View 2



Proposed Massing View 1

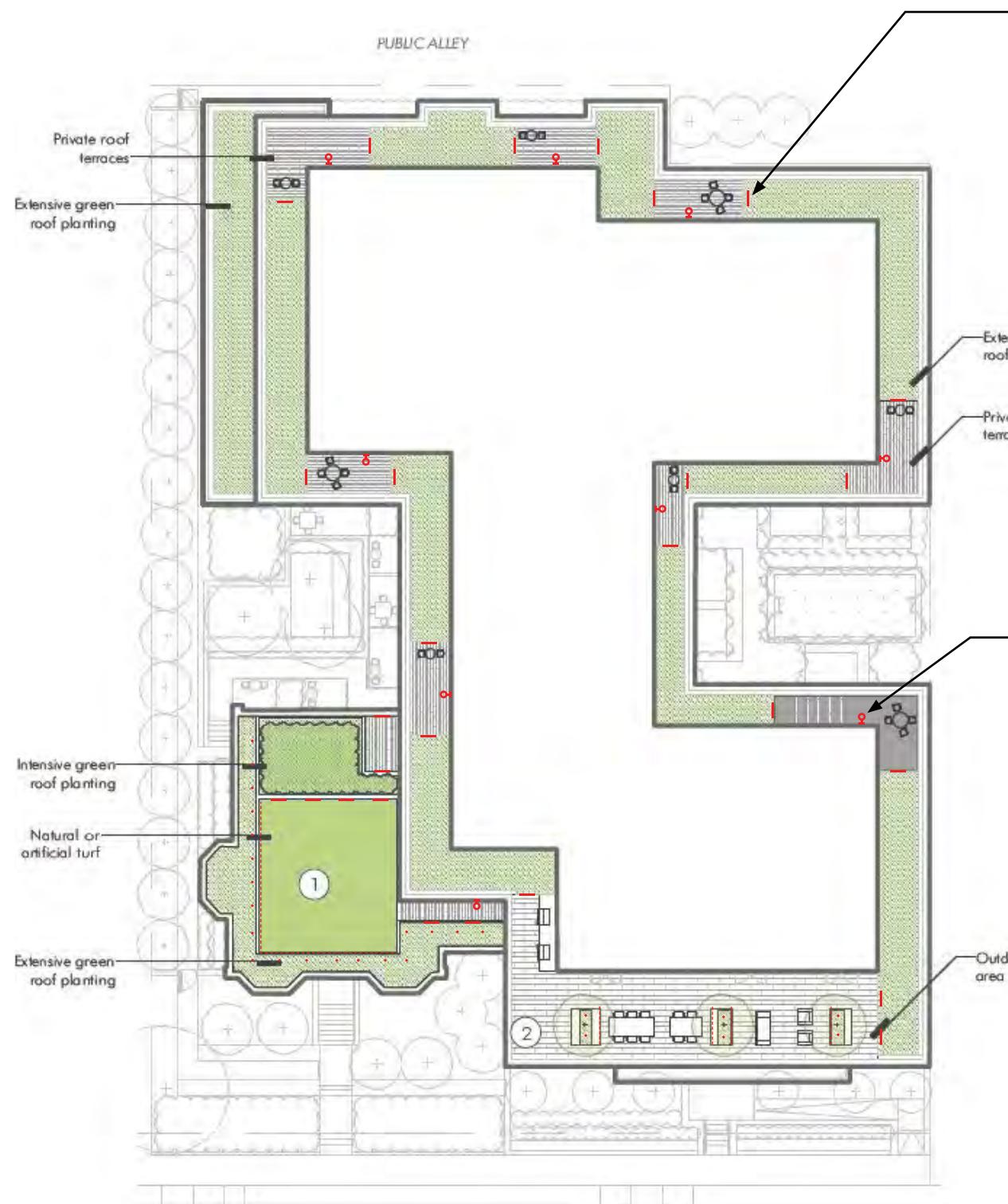


Proposed Massing View 2

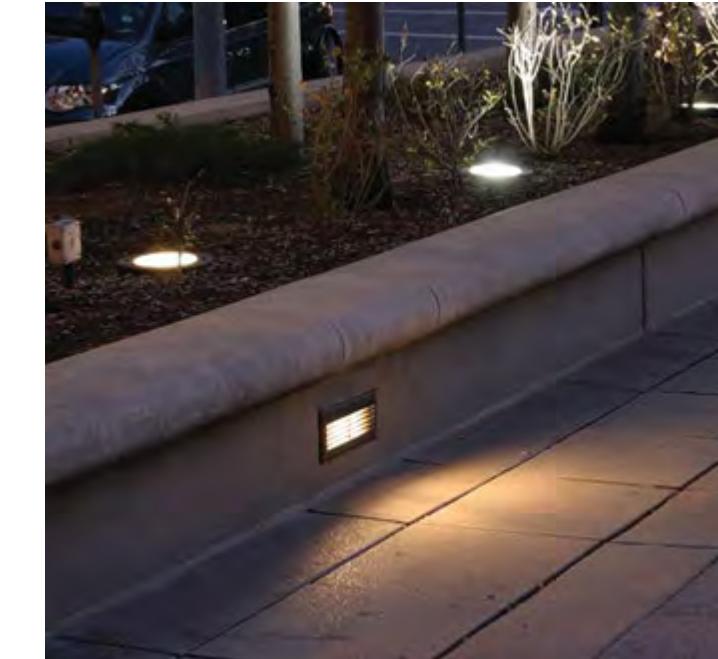
* Note all Areas provided below in square feet. "Area" refers only to the rentable area of units.

Total Building	Area/% of Total	# Units	Affordable Period	Ownership
Total	98,265/100%	152		Rental
Market Rate	88,100/89.9%	136		Rental
IZ - 50% AMI	8,045/8.2%	14	For so long as project exists	Rental
IZ - 80% AMI	2,030/2.1%	2	For so long as project exists	Rental
Studio/Jr. 1/Jr. 1 + Den	Area/% of Total	# Units	Affordable Period	Ownership
Total	49,240/50.2%	88		Rental
Market Rate	43,705/44.5%	78		Rental
IZ - 50% AMI	5,325/5.6%	10	For so long as project exists	Rental
IZ - 80% AMI	0/0	0	For so long as project exists	Rental
% of Total Market Rate	49.8%			
% of Total IZ	54.9%			
1 BR/1 BR + Den	Area/% of Total	# Units	Affordable Period	Ownership
Total	23,570/24%	37		Rental
Market Rate	21,850/22.3%	34		Rental
IZ - 50% AMI	1,720/1.8%	3	For so long as project exists	Rental
IZ - 80% AMI	0/0	0	For so long as project exists	Rental
% of Total Market Rate	24.8%			
% of Total IZ	17.1%			
2 BR/3 BR	Area/% of Total	# Units	Affordable Period	Ownership
Total	25,365/25.8%	27		Rental
Market Rate	22,545/23.0%	24		Rental
IZ - 50% AMI	790/0.8%	1	For so long as project exists	Rental
IZ - 80% AMI	1,970/2.0%	2	For so long as project exists	Rental
% of Total Market Rate	25.6%			
% of Total IZ	28.0%			
PH Unit Contribution to 50% AMI required				
PH Unit Area	8% of PH Unit Area			
6,915 sf	553 sf			

LIGHTING MARKUP AND EXAMPLE IMAGERY



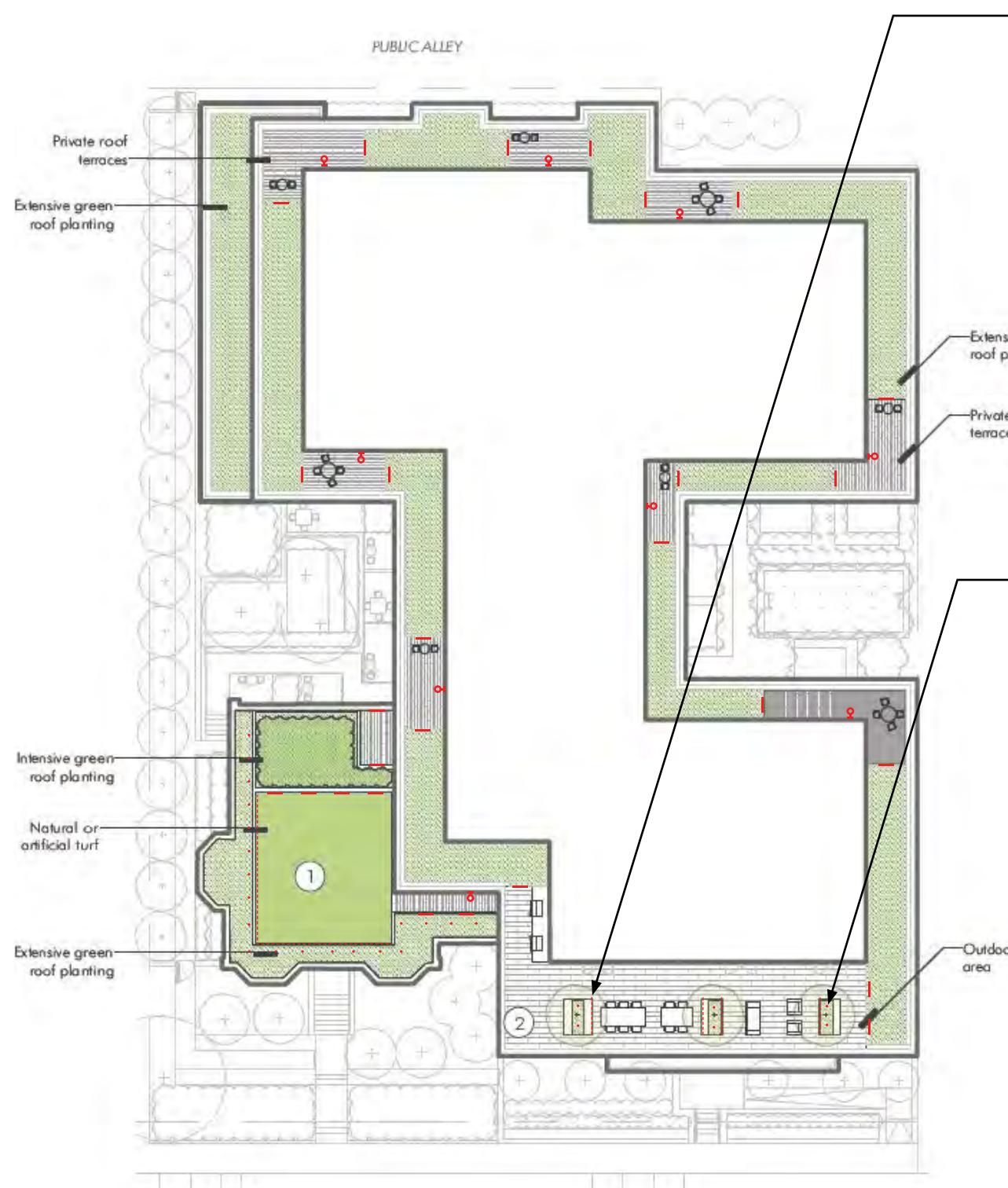
STEP LIGHTING AT TERRACES TYP.



SCONCE AT TERRACES TYP.



LIGHTING MARKUP AND EXAMPLE IMAGERY



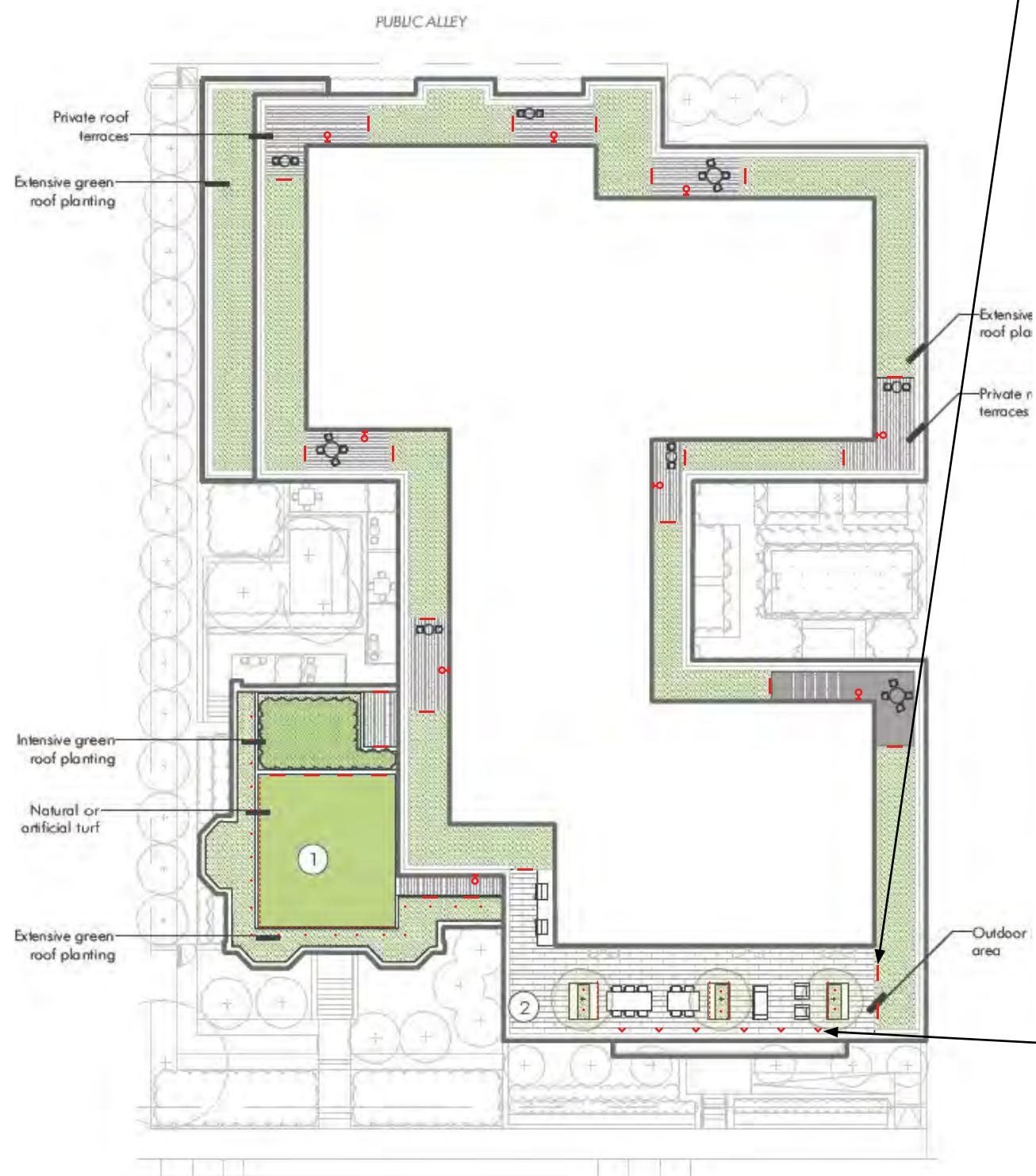
LINEAR UNDER PLANTER AT DECK



SMALL TREE UPLIGHT



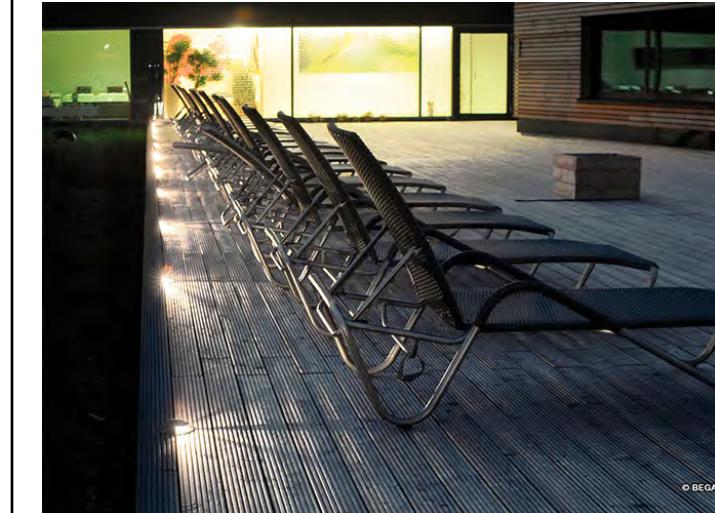
LIGHTING MARKUP AND EXAMPLE IMAGERY



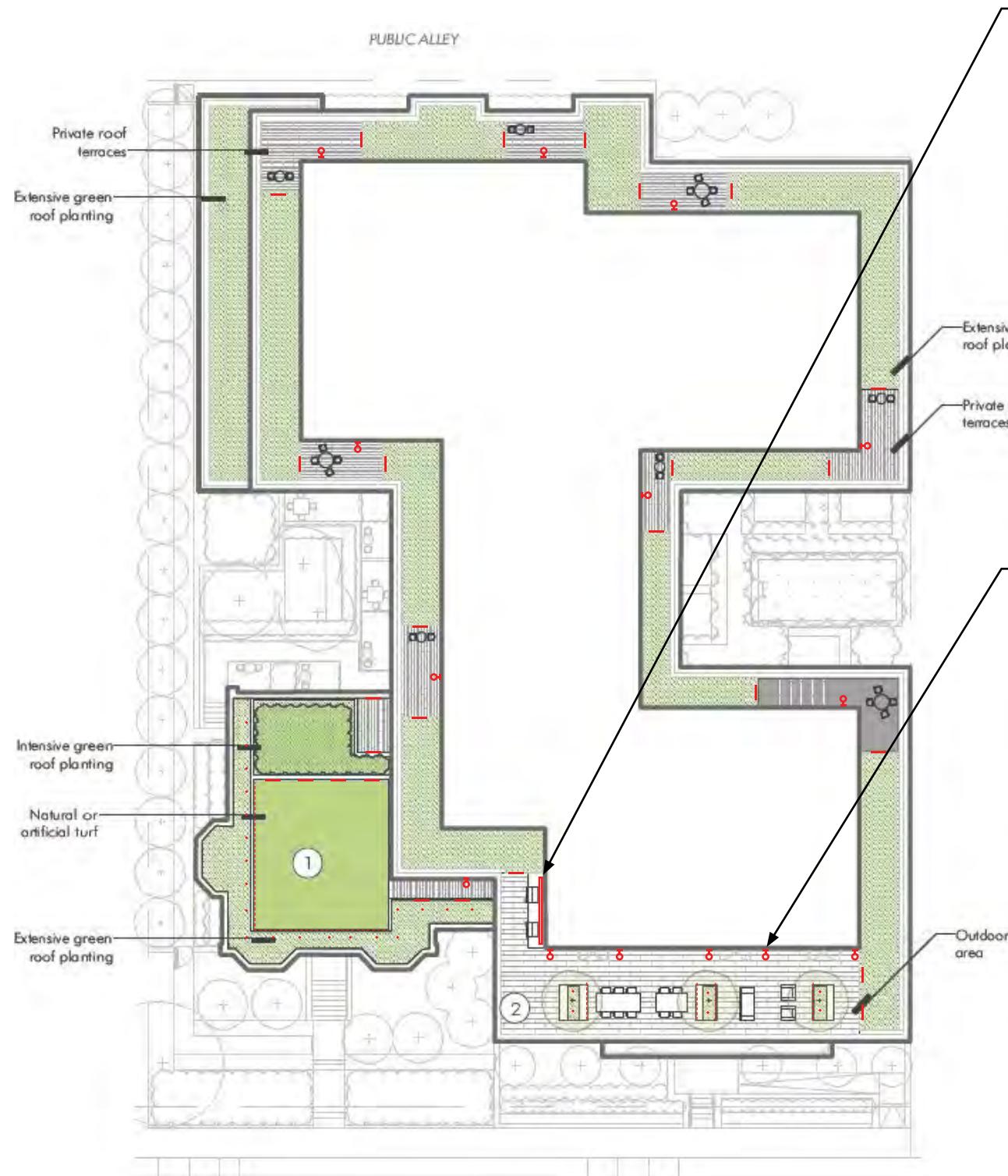
STEP LIGHTING AT DECK



OPTIONAL IN-GROUND LOW PROFILE DECK GRAZER



LIGHTING MARKUP AND EXAMPLE IMAGERY



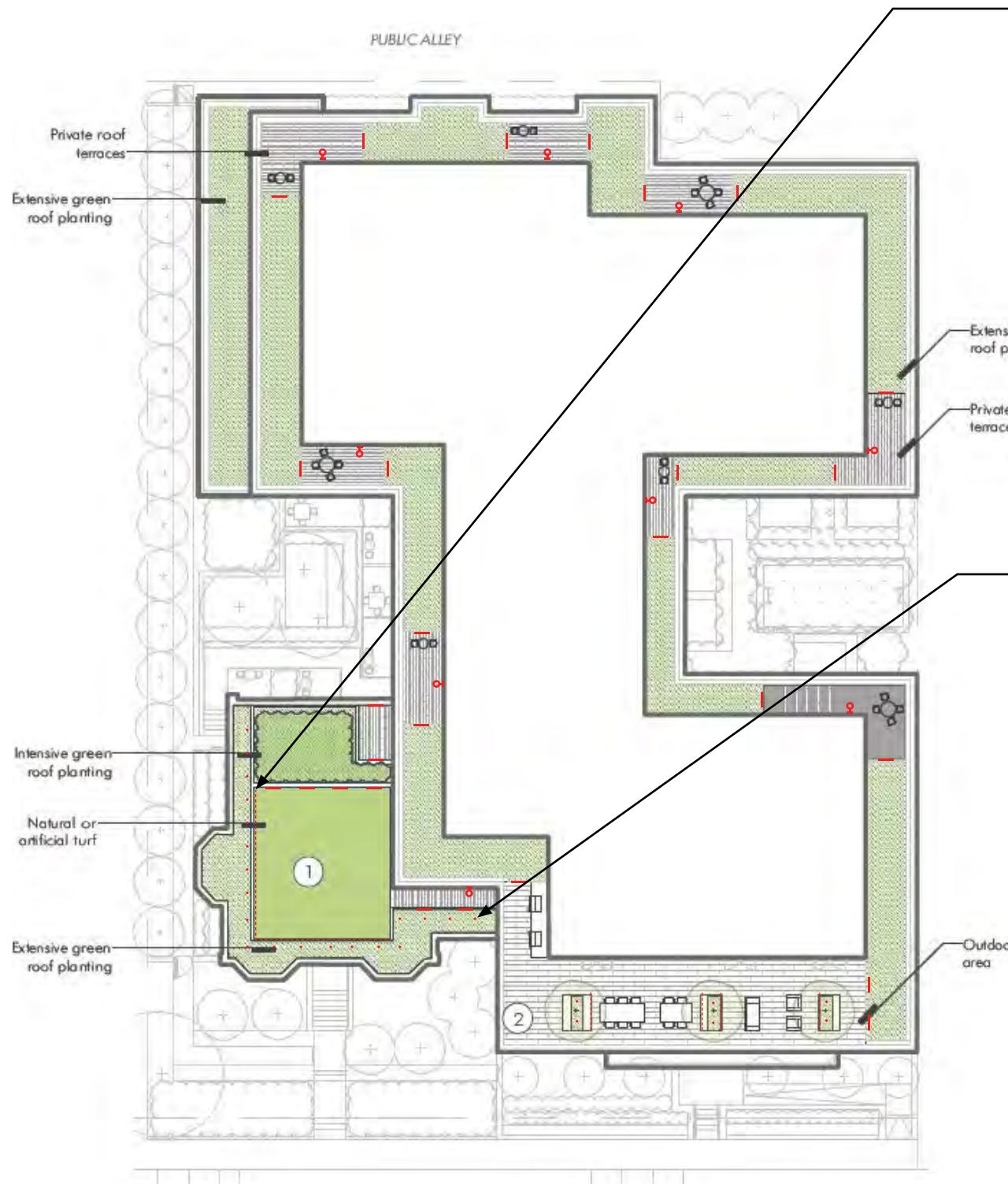
WALL MOUNTED LINEAR FLOOD



SCONCE OPTIONS



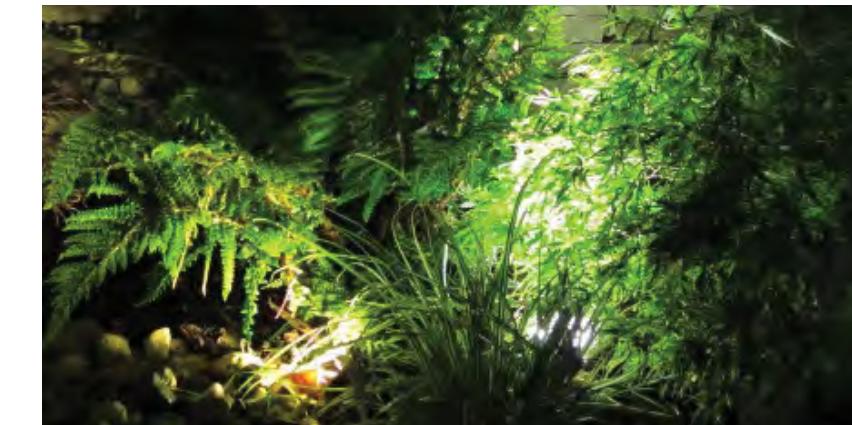
LIGHTING MARKUP AND EXAMPLE IMAGERY



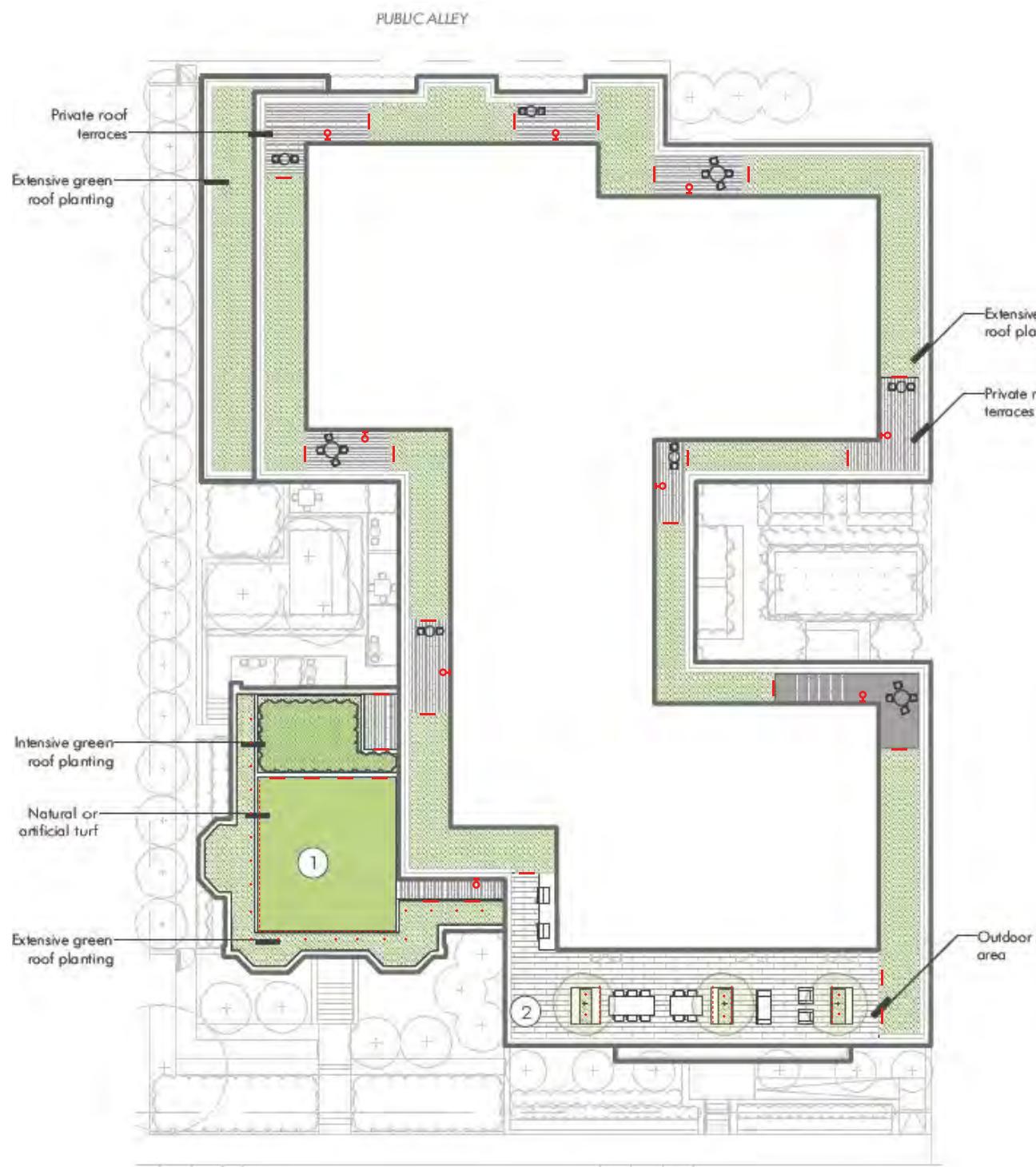
LINEAR UNDER PLANTER AT LOWER ROOF TERRACE



PLANTER AMBIENT GLOW UPLIGHT



LIGHTING CONTROLS PRELIMINARY CONCEPT



CM KLING + ASSOCIATES INC

Architectural Lighting Design

1309 Clifton Street – Rooftop and Private Terraces

08 February 2016

Lighting Control Design Concept:

The basis of design for lighting controls at the rooftop and private terraces is largely still to be determined with the client. Opportunities to utilize photocell, time clock, and user activated events are all present and viable directions. Lighting design and luminaire specification will be all LED and shall likely consist of fully dimmable luminaires to allow for a development of and flexibility with lighting levels from various sources to create a finely tuned balance of illumination and ambience at the multi-use public terraces. Selection of which luminaire types and circuits will dim shall be coordinated in the next phase.

Private terraces shall utilize control devices in residences. These may be dimmers or simple switches to illuminate exterior luminaires at the discretion of the resident. Additional photocell and time clock controls may be introduced following further design development.

Final control design and selection shall comply with local electrical and energy codes.

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Architectural Lighting Design

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Rooftop Lighting Plans
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